

Development project approvals since June 1, 2020 (A2ZERO plan adoption), including all-electric.

2020

- Aug. 6. Liberty Townhomes, 2658 W. Liberty. 52 total units. 96,200 square feet (approx.)
- Aug. 17. Jackson Road hotels site plan. Two new hotels: Aloft, a four-story, 69,442-square foot, 128-room hotel; and Home 2, a four-story, 63,295-square foot, 107 room hotel.
- Aug 17. MMG Plymouth Road. 76,200 square foot, 127-room Hampton Inn hotel.
- Sept. 8. Home2 Hotel, 361 W. Eisenhower Parkway. 71,662 square feet, 115 rooms.
- Sept. 21. 841 Broadway. 96 attached residential units with 158,106 square feet. 8,200 square feet of retail, 5,600 square feet of restaurant uses, 148 room hotel. (Hotel: estimated 91,760 square feet)
- Oct. 19. Veridian at County Farm Park, 2270 Platt Road, 149 units. (All-electric.)
- Dec. 7. Brightdawn Village, 2805 Burton Road. 120 units in four four-story buildings. 193,866 square feet.

2021

- Feb. 1. Lockwood Senior Living, 2195 E. Ellsworth Rd. 154 units. 170,000 square feet. (Was originally to be all-electric except for commercial kitchen, now going forward all-gas.)
- Feb. 1. 2111 Packard (all-electric.), 72 units, 3,642 square feet commercial.
- Feb. 16. St. Francis of Assisi, 2150 Frieze Ave. 71,259 square feet.
- Feb. 16. Main & Davis student apartments, 907 and 913 S. Main. Six units, 35 bedrooms. 18,000 sq. ft. (approx.)
- March 15. Lewis Jewelers, 24,529 square feet retail.
- March 15. Near North Townhomes, 700 N. Main. 22 units. Of these, 18 will be electrified. 46,760 square feet, 9352 square feet gas heated.
- May 3. 614 S. Ashley. 289 square foot addition to office building.
- June 7. Valhalla Glen (Arbour on Main), 84 Valhalla Drive. 450 units, all-electric.
- July 20. 300 W. Huron (hotel). 43,414 square feet, 95 rooms.
- Oct. 18. 660 Earhart (Concord Pines). 57 single family homes, 142,500 sq. ft. (approx.)
- Nov. 15. 1300 S. Maple, Grace Bible (church additions) 34,045 square feet
- Dec. 6. 106 N. Fourth. 910 square feet addition to existing residential unit.
- Dec. 20. 3002 Chelsea Circle, Mill Creek Townhomes, 102 units, 85,179 square feet and and 5,810 square foot community building.

2022

- Feb. 15. Sartorius Biotech, 3874 Research Park Drive. 130,000 square feet research/industrial.
- April 5. Maple Cove II. 70 apartments*, 61,250 square feet (approx.)
- April 17. 212 Miller. 8 residential units*, 16,875 square feet.
- May 17. 330 Detroit. 14 residential units, 31,944 sq. ft., including 1850 square feet retail space*.
- Aug. 3. 2424 E. Stadium, University Inn Residential. 185 units, all electric, using individual PTAC units.
- Sept. 19. 340 Depot. 4 residential units, 5891 square feet, plus 2530 square feet retail.

2023

- March 6. The Village (phase one). 1680 Dhu Varren Rd. 320 apartments. 300,000 square feet. (The 164 for sale units will be all electric.), plus 8,394 square foot clubhouse.
- March 21. Platt Road Townhomes, 78 units. 3680 Platt Road. 109,668 square feet (approximation).
- April 3. North Maple apartments, 1815-1875 N. Maple. 79 units, all-electric.
- June 21. 721 S. Forest, all-electric. (SP22-2013) 228 units.

July 17. Beekman on Broadway, Building B, 999 Maiden Lane. 196 units, 181,000 square feet.
Sept. 5. South Town, 1601 S. State. 216 units, plus commercial and child care. All electric.
Sept. 6. Blossom Dental, 3680 Packard. (Pediatric dentistry and orthodontics.) 32,273 square feet.*
Oct. 3. Taco Bell, 1655 Plymouth Road. 2,500 square feet.
Oct. 17. U-M Credit Union, 2935 Plymouth Road. All-electric, except gas generator. 4,790 square feet.
Nov. 1. Sartorius phase 2. 3874 Research Park Drive. 110,800 square feet.
Nov. 14. Marriott hotel, 300 E. Huron. 77,265 square feet. Guest rooms electric heat, public areas (30 percent of overall square footage) gas. (23,180 square feet.)
Dec. 4. 900 Briarwood Circle. 354 units, plus grocery store and sporting goods store. All electric.
Dec. 18. (City Council.) The Village, phase 2. 120 apartments (gas). 98,904 square feet.
Dec. 19 (Planning Commission). 333. E. William (Core Spaces), all-electric. 16 stories, 202 dwelling units, 645 bedrooms, 206,126 square feet.

2024

Jan. 22. Avalon Housing, 121 Catherine Street. 63 units, 64,000 square feet, including tenant community space, staff offices, and shared laundry. All electric.
April 2. (Planning Commission.) 416 Longshore, 25 units, 42,212 square feet. Likely electric HVAC (but not 100%) with gas cooking option and possible water heating as well.

*At planning commission, these developers did not completely rule out going all-electric. Maple Cove II and 212 Miller strongly suggested they would use gas. 330 Detroit, which sits on a geothermal well, was more equivocal, but reserved the gas option.

Totals

Gas heated new construction, square footage, approved between June 1, 2020 and April 2, 2024:

Residential: 1,422,651 square feet (1304 units)
Hotel: 438,953 square feet (593 NG-connected rooms)
Retail, restaurant, other commercial: 183,075 square feet
Industrial: 242,100 square feet

Total: 2,286,779 square feet

Projects pending (final) approvals

Owl Creek Phase II, Nixon Road, 131 or 135 units. All electric.

777 Eisenhower / State and Eisenhower, up to 1,000 residential units, a 150-room hotel and over 100,000 square feet of retail and restaurant space. All electric.

711 Church St, 17 stories, 280 residential units. Designed for electric, but DTE is claiming capacity problems.

732 Packard, 14 stories, 376 Units. Designed for all electric (with backup gas boiler for hot water generation) but the timing of DTE grid upgrades may put that in jeopardy.